

August 23, 2013

Brian Pedrotti
Project Manager
San Luis Obispo County Planning Department
976 Osos St, Room 300
San Luis Obispo, CA 93408

Dear Mr. Pedrotti,

I am writing you regarding the recent Environmental Impact Report for Laetitia's proposed subdivision in the Nipomo Hills. As a resident of Nipomo, I find the current EIR to be extremely distressing and insultingly inaccurate.

First of all, the updated EIR estimate for people getting by on only 52 gallons of water per day is laughable. A recent 2012 study by the U.S.G.S. Water Science School concluded that the average person uses between 80-100 gallons of water a day. For a family of four on a fully landscaped acre, the usage could easily be around 500 gallons per day—regardless of the low flow toilets and showerheads that Nipomo requires. The proposal of additional acreage of grapes being planted, as well as a dude ranch, only furthers the negative impact on our water source. Building 102 luxury homes and ancillary facilities on fully landscaped lots in a place where there are severe water shortages and drought conditions, is nothing short of irresponsible.

I also find the proposed removal of over 300 oaks to be unacceptable, especially since the developer is only offering to replant 50% of those. The coastal oaks are an important part of our local habitat and it would be a true shame if the Nipomo Hills were cleared of their oak and turned into another Mesa. Planting 150 young oak trees is not a proper replacement for 300 oak trees that are decades old.

In addition to damaging our groundwater supplies and reducing our creek flows, I am also concerned about problems from increased traffic, the negative impact on wildlife, air quality, noise, and the increase in demand on public services.

Furthermore, I do not think that the developer's financial contributions to the Willow exit off the 101 give them any right to develop Laetitia. The development of the Willow exit was necessary due to the development of Trilogy and any contributions should be attributed as such.

This letter not only expresses my sentiments, but also the thoughts of my fellow neighbors. I have not met a single Nipomo resident who supports the Laetitia development. It adds further insult to injury that Laetitia is not even owned by a local, but a foreign national who has no interest in the Nipomo community other than making money.

I hope you will really listen to what the residents of Nipomo are saying and stop the Laetitia development from going through.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to be 'Natalie Sawyer', written in a cursive style.

Natalie Sawyer
sm/NS

August 24, 2013

Brian Pedrotti
Project Manager
San Luis Obispo County Planning Department
976 Osos St, Room 300
San Luis Obispo, CA 93408

Mr. Pedrotti,

I am writing to you as a concerned home owner in the Nipomo-Mesa Water Conservation area in regards to the recent Environmental Impact Report for Laetitia's proposed development. The current proposal has changed little since the public outcry over it in 2008 and yet the EIR numbers have been sufficiently skewed to make this new development seem environmentally sustainable. I am concerned as a resident and home owner in the area that such a large development will be the tipping point for water tables in the area.

The Nipomo-Mesa Water Conservation area has been labeled a water source at risk by the Board of Supervisors and much of this is due to this type of unsustainable development being allowed to occur. North County is observing the same phenomenon in the Paso Robles groundwater basin as vineyards and housing developments are using much more water than originally proposed in their impact reports. In the case of Laetitia's Impact Report the number of houses remained at a constant 102 while the reported water requirements dropped, for no apparent reason, by 60%. The proposed 52 gallons of water per person, per day is half of what the EPA claims the average family uses and that would also not account for landscaping irrigation on 102 – 1 acre plots which would be significant.

Furthermore, the claims that the developer, Janneck Limited, is making that the new Willow exit is proof that his developments help and beautify the community are misleading. The new Willow exit was required to alleviate the already congested Teft exit after their Monarch Dunes developmet that the company profited from. The effects of both the Monarch Dunes and Black Lake Golf courses and residential developments has still yet to be seen on the Nipomo water table as they are both relatively new.

Please prevent yet another development in the area from going through as currently planned without much further investigation into the water situation in the Nipomo Mesa area. As Nipomo, and numerous other water tables are labeled 'at risk' by the Board of Supervisors it would be extremely reckless.

Thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "Brian Sawyer".

Brian Sawyer